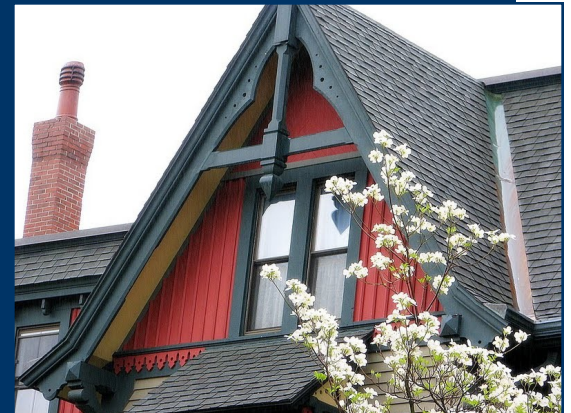


Neighborhoods



KEY TOPICS

- Neighborhood Characteristics
- Neighborhood Revitalization Zones
- Neighborhood Plans:
 - Asylum Hill
 - Barry Square
 - Behind the Rocks
 - Blue Hills
 - Clay Arsenal
 - Frog Hollow
 - Northeast
 - Parkville
 - Sheldon/Charter Oak
 - South Downtown
 - South End
 - South Green
 - South West
 - Upper Albany
 - West End
 - North Meadows
 - South Meadows



DRAFT 2/1/10

Introduction

Hartford is a City of fifteen distinct neighborhoods and two commercial/industrial areas. Plans at the neighborhood level are important to residents' quality of life as they often address a very wide scope of issues at a refined level. City Planning staff works with neighborhood groups to address current issues, analyze needs and update and maintain the neighborhood plans.

The city-wide Plan of Conservation and Development incorporates neighborhood plans. The POCD outlines the broad policies and direction for the City while the neighborhood plans focus on the street level context that is critical to neighborhood quality of life. Together they provide direction for future investment and patterns of development.

Neighborhood Characteristics

The outlines of Hartford's neighborhoods have been unchanged since the 1920's. Since then, much else has changed including population numbers and densities (see the accompanying table for data from the 2000 Census), demographic characteristics of the residents, the condition of the housing stock, and the local economy. Each area has responded to these changes in a different way, resulting in the distinct neighborhoods Hartford has today.

While all neighborhoods are different, there are many common elements that every neighborhood strives to embody, such as:

- Safe streets
- Clean streets
- Low levels of crime
- Good schools
- Well-maintained properties
- Access to parks & open space
- Access to quality food
- Access to retail amenities
- Access to multiple modes of transportation
- A memorable character & a sense of pride

Every neighborhood in Hartford works hard toward the fulfillment of these goals in their own unique way. One tool that many neighborhood groups utilize is a strategic plan of development. It may be in the form of an NRZ plan (see below), a municipal development plan, a targeted reinvestment plan, or a traffic calming plan. The following sections describe some of the goals and objectives that many of Hartford's neighborhoods have identified in order to make desired improvements.

Neighborhood Revitalization Zones

In 1998, the Connecticut General Assembly adopted legislation allowing municipalities to establish neighborhood revitalization zones (NRZ). This allows neighborhoods where there is "a significant number of deteriorated property and property that has been foreclosed, is

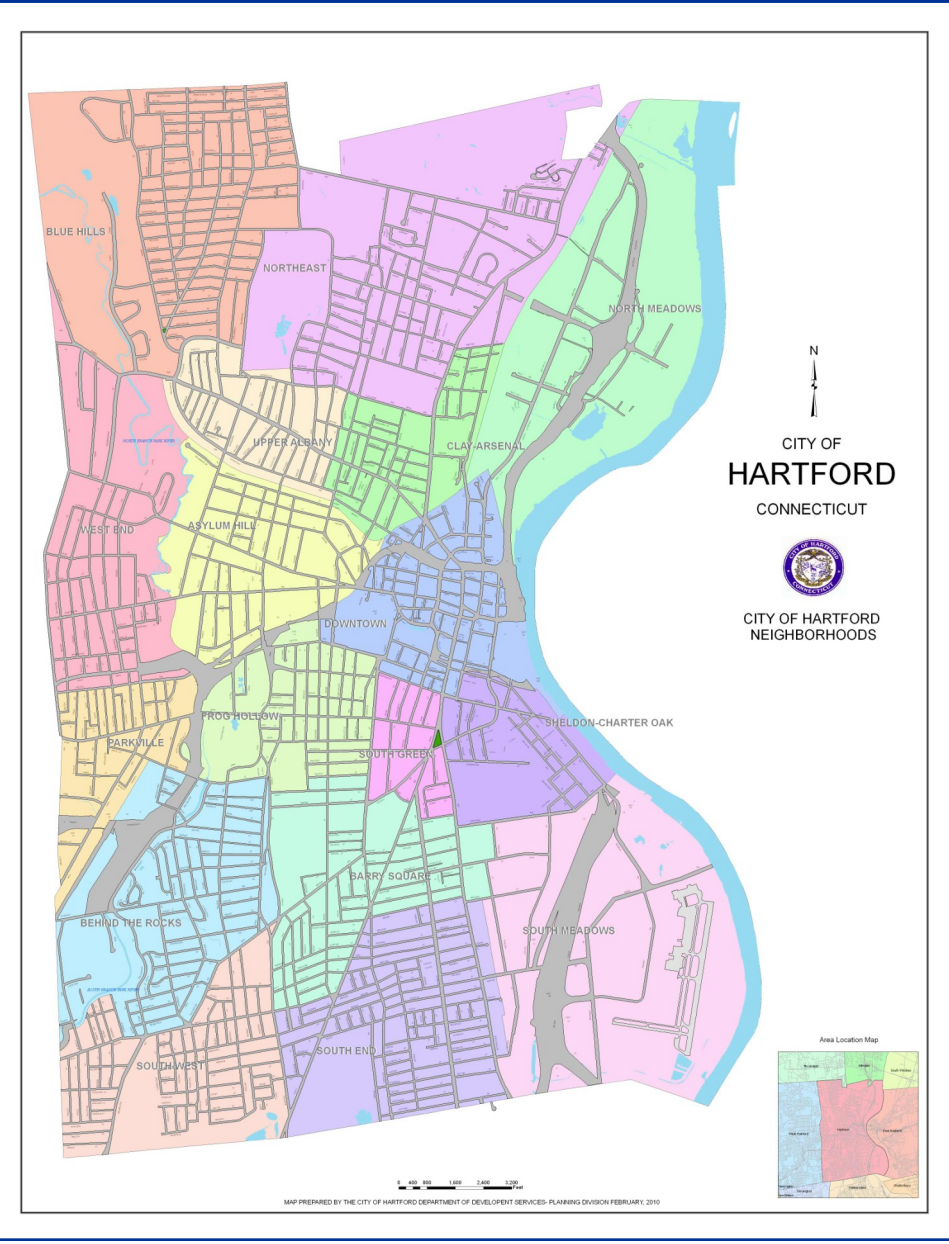
Neighborhood Plans



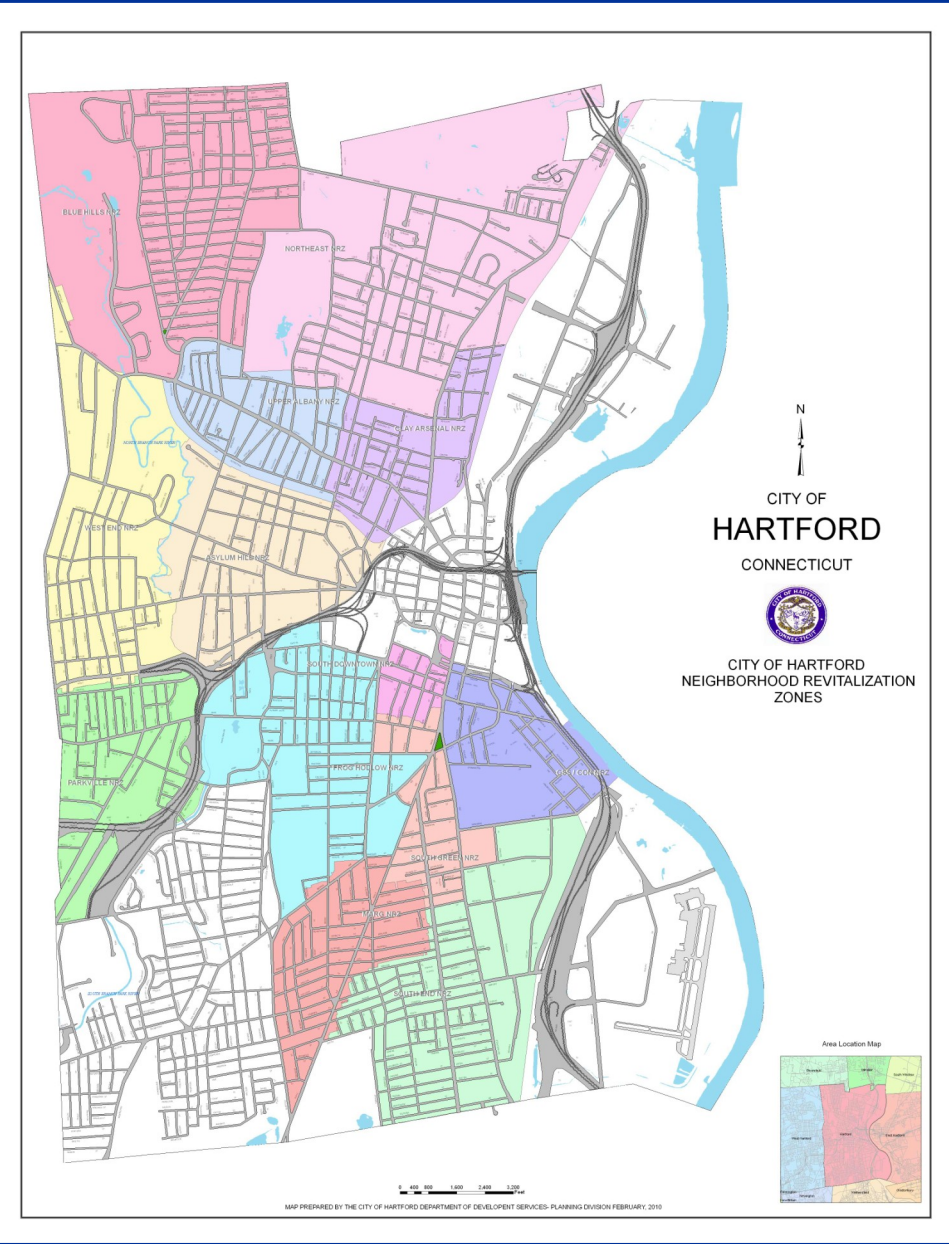
Asylum Hill



MARG/Barry Square



Neighborhood Map



NRZ Map

abandoned, blighted or is substandard or poses a hazard to public safety” to organize neighborhood revitalization planning committees to work with federal, state and local governments to address these issues. Upon the adoption of a strategic plan NRZs could access available funds to implement projects in those plans.

In 2002 the City of Hartford adopted an ordinance that created fourteen (14) such NRZs. There are currently thirteen NRZs:

- Asylum Hill Neighborhood Association
- Parkville NRZ
- South Green NRZ
- Sheldon/Charter Oak NRZ
- Maple Avenue Revitalization Group
- Northeast Revitalization Association
- Southend Neighborhood Revitalization Association
- Upper Albany Revitalization Group
- Clay Arsenal Revitalization Association
- West End Civic Association NRZ
- Blue Hills NRZ
- South Downtown NRZ
- Frog Hollow NRZ

POCD elements have been incorporated into the appropriate goals & objectives of this plan, as well as into the Neighborhood and Generalized Land Use plan.

Neighborhood Plans

Neighborhood	2000 Population	% 2000 Population	Population Density (persons/sq. mile) ¹	Population Density (persons/acre) ¹
Asylum Hill	10,521	8.5%	11,342.09	17.72
Barry Square	14,505	11.7%	16,087.89	25.14
Behind the Rocks	9,031	7.3%	7,335.56	11.46
Blue Hills	12,983	10.5%	7,313.66	11.43
Clay-Arsenal	6,460	5.2%	12,082.53	18.88
Downtown	1,118	0.9%	1,276.05	1.99
Frog Hollow	9,113	7.3%	12,995.00	20.30
North East	10,137	8.2%	4,763.17	7.44
North Meadows ²	901	0.7%	458.52	0.72
Parkville	6,319	5.1%	12,484.29	19.51
Sheldon-Charter Oak	3,513	2.8%	6,222.69	9.72
South End	12,951	10.4%	11,460.90	17.91
South Green	3,579	2.9%	13,674.09	21.37
South Meadows	2	0.0%	0.97	0.00
South West	6,899	5.6%	7,322.70	11.44
Upper Albany	7,380	5.9%	14,357.22	22.43
West End	8,708	7.0%	8,185.23	12.79
TOTAL³	124,121	100.0%	7,174.62	11.21

Source: U.S. Census Bureau; compiled by HMA.

¹ Includes both land and water area.

² Represents the prisoner population housed at the State of Connecticut's Hartford Correctional Center, located on Weston Street.

³ Density calculations are based upon established City land area of 17.3 square miles (11,072 acres). Water area not included in these density calculations.

Neighborhood Plans

Asylum Hill

The Asylum Hill Neighborhood Association (AHNA) neighborhood plan has a vision for the future which aims to:

- Provide safe multimodal access to downtown
- Improved the streetscape and add a mix

Neighborhood Population and Population Density, 2000

One City, One Plan– POCD 2020



Behind The Rocks



Blue Hills

of uses and neighborhood-friendly businesses on Farmington Avenue

- Expand housing options
- Improve West Middle Elementary School
- Construct a New Britain-Hartford Busway station
- Expand St Francis Hospital
- Construct a new library
- Provide incentives for rehabilitating properties
- Evaluate traffic plans
- Address quality of life issues
- Limit rehabilitation homes, transient lodging, rooming houses, and related housing
- Create economic incentives for historic preservation
- Rezone portions of the neighborhood to encourage lower-density owner-occupied homes
- Create a residential overlay to limit upward conversions

Barry Square

The Barry Square neighborhood is part of four NRZs including South Green, MARG, Frog Hollow and Southwest. Goals for this area are included in these neighborhood plans. The Maple Avenue Revitalization Group (MARG) is the largest NRZ in Barry Square.

Priority projects included in the MARG 2009 Strategic Plan include:

- Complete Maple Avenue Streetscape;
- Foster new small businesses along Maple and New Britain Avenues;
- Work with the city to redevelop the Mega Foods site and the Maple/Benton/Webster triangle.

Behind the Rocks

Behind the Rocks is represented by the Hartford Areas Rallying Together (HART) organization. Recent neighborhood improvements include renovations to the Mary Hooker Environmental Studies School, the Breakthrough Magnet School, the redevelopment of Rice Heights, and the replacement of Charter Oak Terrace with the Charter Oak Marketplace.

Goals for Behind the Rocks include:

- Reuse the Housing Authority land behind Wal-Mart
- Study the impact of the extension of Bartholomew Avenue
- Develop trails along the Park River
- Institute traffic calming
- Participate in the Safe Routes to School program
- Enforce the Anti-Blight Ordinance around Zion Street.
- Enforce the Noise Ordinance.
- Encourage better property maintenance
- Make planned improvements to Hyland Park

Blue Hills

The Blue Hills NRZ plan is currently being updated. Their priorities include:

- Construction of a new Recreation Center at Tower and Lebanon Streets.
- Traffic calming at Rawson and Achievement First (Mark Twain) Schools, at Cornwall and Holcomb Streets and on Ridgefield Ave.
- Pedestrian crosswalk improvements at several intersections on Lyme Street.
- Redevelopment of parcels at Cornwall and Granby and Garfield and Granby.
- Strategy for dealing with maintenance and traffic issues regarding churches.
- Creation of a Tree ordinance or program to educated property owners.
- Redevelopment of Westbrook Village and Bowles Park public housing complexes.

Clay Arsenal

The Clay Arsenal plan of action focuses on four main areas:

- Human Development
- Commercial Development: enhance the appearance and vitality of Main Street and Albany Avenue
- Residential Area Development: increase homeownership rates and improve the appearance and livability of residential streets and homes.
- Historic Preservation: preserve and rehabilitate buildings where feasible and con-

form to neighborhood design guidelines.

Frog Hollow (North and South)

In February of 2009, the two Frog Hollows officially merged and adopted a single NRZ plan which details fifty-four different strategic projects. Examples include:

- Traffic calming and streetscape enhancements on Capitol Avenue and other streets
- Improved pedestrian amenities within the Mayor's Target Area
- Improved traffic circulation and streetlights
- Creation of a Merchants Association
- Promote homeownership
- Redevelopment of several sites
- Establishment of a new Community Center

In early 2006, the Mayor launched an initiative called the Neighborhood Improvement Action Plan to improve the North Frog Hollow Area. This comprehensive plan for physical renewal includes action steps such as:

- Institute traffic calming on Babcock St, Lawrence St, Putnam Heights, Putnam St, and Morton St
- Improve traffic circulation in the Capitol Ave area
- Encourage owners to rehabilitate buildings
- Utilize the Anti-Blight Ordinance to gain control of vacant buildings and market them to new owners
- Demolish structurally unsound vacant

Neighborhood Plans



Clay Arsenal



Frog Hollow

One City, One Plan– POCD 2020



Northeast



Parkville

buildings

- Enforce the Historic Preservation Ordinance
- Deed undersized lots to adjacent properties
- Conduct concentrated code enforcement
- Publicize & utilize the Housing Preservation Loan Fund and the Façade Improvement Program
- Improve Capitol Ave streetscape
- Rezone Capitol Ave from Babcock to Lawrence from RO-1 to B-4
- Repair sidewalks
- Improve lighting
- Plant trees in traffic island
- Install additional trash receptacles

Northeast

Three neighborhood plans have recently been completed in the Northeast neighborhood. Key recommendations from these plans include:

- Revise zoning along Main Street
- Extend Main Street streetscape
- Renovate bus depot site at Terry Square
- Consider redevelopment plan for Terry Square
- Redevelop Barbour Street
- Redevelop the Nelton Court Public Housing development
- Resolve issues between the entertainment and residential districts

Parkville

The Parkville plan describes ten priority projects including:

- Streetscape improvements in 6 locations
- Street improvements in 3 locations
- Improvements at Pope Park West and Day Park
- Economic development projects including creating of the Bartholomew Business Park, a BID, and incubator space
- Aesthetic improvements including 3 gateway projects, an anti-litter plan, and creation of an Historic District
- Public safety guidelines
- Library expansion and establishment of a magnet school
- Transportation improvements including two Hartford-New Britain Busway stations and accompanying transit oriented development.
- Implement Parkville Municipal Development Plan
- Construct Bartholomew Ave extension

The Parkville Municipal Development Plan was adopted by the City in May of 2009. The plan focuses on accomplishing three main goals by identifying thirteen specific actions:

- Support Existing Businesses: expand private and public parking facilities; visually unify the Bartholomew Avenue corridor; and convey a safe, secure and inviting environment for workers and visitors.
- Attract Additional Private Investment: acquire specific parcels at the southern

end of Bartholomew Ave and/or encourage private revitalization and rehabilitation of these properties.

- Provide Necessary Infrastructure: provide aesthetically appealing, environmentally sustainable infrastructure to support new businesses.

Sheldon/Charter Oak

The Coalition to Strengthen the Sheldon/Charter Oak Neighborhood (CSS/CON) 2007 Strategic Plan was adopted in January of 2008. It identifies and makes recommendations for three development areas within the neighborhood:

- Coltsville Area: Restore the Colt factory; construct the Sport & Medical Sciences Academy High School; renovate Kinsella as an arts magnet school; support more intensive use of Dillon Stadium; support a National Historic Park; support high-density economic development projects in specific locations; improve entrance to the Connecticut River & Riverfront Recapture Park; construct streetscape around Colt Complex; reconnect Stonington St to Maseek Street and Hendrickson Ave; extend Star Shuttle service; and turn the rail line into an asset.
- Colt Park Area: Develop a botanical garden; encourage residential rehabilitation; support new construction that respects existing historic buildings; rezone south side of Wawarme Avenue;

implement park vision plan; and assign traffic calming resources to Wawarme Avenue.

- Good Shepherd Area: Support redevelopment of Dutch Point; redevelop vacant properties; renovate the Capewell factory into condominiums; construct a boutique hotel on Capewell; preserve Charter Oak Place; redesign Main Street; Redesign Monument Park; institute traffic calming on Wyllys Street and Charter Oak Avenue; and improve Groton Street sidewalks.

In addition, a number of zoning and parking regulation changes are recommended throughout the neighborhood.

South Downtown (SODO)

The SODO NRZ has recently resumed meeting. The identified goals to date include:

- Protect the historic nature of the area
- Encourage the conversion of surface parking lots to mixed use development
- Increase residential development in the neighborhood
- Foster a sense of community
- Facilitate creation of 24/7 activity
- Implement the Capitol Ave Streetscape between Main & Washington Streets

South End

The South End neighborhood in cooperation with the South Hartford Alliance is working on:

Neighborhood Plans



Sheldon/Charter Oak



South End

One City, One Plan– POCD 2020



Southwest



Upper Albany

- Wethersfield Avenue Streetscape Plan
- Redevelopment of 990 & 1000 Wethersfield Avenue

South Green

The South Green neighborhood plan includes:

- Implement Hartford 2010 South Green Trident recommendations including:
 - ◆ Traffic improvements at Barnard Park,
 - ◆ Improvements to Barnard Park,
 - ◆ Reducing number of homeless shelters in the area,
- Reconfigure intersection of Jefferson, Main, Retreat, Maple, & Wyllis

Southwest

Goals for the Southwest neighborhood include:

- Preserve the housing stock and encourage reinvestment.
- Maintain the neighborhood business corridor on New Britain Avenue.

Upper Albany

The Upper Albany neighborhood has many organizations that are currently active including:

- Upper Albany NRZ
- Upper Albany Main Street
- Upper Albany Collaborative
- Upper Albany Development Corporation
- Upper Albany 2010 Trident Committee

Current goals for Upper Albany include:

- Implement Hartford 2010 Trident recommendations
- Implement the Town Center Redevelopment Plan at the intersection of Albany and Woodland
- Construct the Albany Avenue Library
- Renovate the old North West School for the John E. Rogers African American Museum
- Complete redevelopment planning for Homestead Avenue
- Build new facility for the Martin Luther King School and reuse existing facility for housing.
- Completion of Sigourney-Homestead Redevelopment
- Completion of the Route 44 and streetscape project

West End

The West End Civic Association's identified goals are:

COMMERCIAL

- Complete implementation of the Farmington Avenue streetscape to Prospect Avenue
- Rezone B3 and B4 West End commercial districts into a new Neighborhood Business Zone
- Create and adopt design guidelines for West End Commercial Districts
- Establish a new building line on Farmington Avenue

- Establish a new parking strategy in conjunction with a new Farmington Avenue business district
- Beautify and maintain gateway entrances to the neighborhood
- Improve and enforce parking, building and zoning standards

RESIDENTIAL

- Preserve and protect the historic character of West End properties
- Implement a Residential Overlay for the West End to prohibit upward conversions
- Allow Accessory Dwelling Units at owner-occupied properties, for carriage houses and one- and two-family homes
- Adopt a transition overlay district for properties abutting a commercial zone
- Improve and enforce residential parking, building and zoning standards

NATURAL RESOURCES AND RECREATIONAL FIELDS

- Preserve and enhance and protect the quality, access and recreational uses of Elizabeth Park, recognizing its scenic historic nature
- Improve maintenance and management of recreation fields
- Develop a more effective recreational use of the land behind the Sisson Avenue firehouse, and/or develop an alternate recreation site south of Farmington Avenue in an appropriate location
- For the details of the above goals, see the

West End plan.

- Support the protection and maintenance of the North Branch of the Park River Watershed
- Ensure that the North Branch of the Park River Greenway does not disturb ecologically sensitive areas of the river corridor
- Explore the creation of a dog park at an appropriate location

INSTITUTIONAL

- Encourage conversion of institutional uses on residential streets to private residential uses, and prohibit conversions from residential to institutional uses
- Develop revised zoning regulations to prohibit the conversion of large residential structures to institutional use

For the details of the above goals, see the West End plan.

Commercial/Industrial Areas

South Meadows

The South Meadows Problem Solving Committee's goals include:

- Improve traffic conditions on Airport Road
- Conduct a study in the reuse of Brainard Airport
- Eliminate incompatible uses such as adult entertainment, and environmentally sensitive uses.



West End

North Meadows

The North Meadows' goals include:

- Long-term use of the music center
- Adaptive reuse of the police station
- Adaptive reuse of the sanitary landfill
- Development of the north meadows area an environmental sensitive, yet tax revenue generating manner
- Protection of the dikes

Goals & Objectives

GOAL 1: Improve streetscapes in identified corridors.

- Farmington Avenue, Asylum Hill (HTFD 2010, HTFD 2000)
- Farmington Ave, West End (HTFD 2000)
- Northeast Main Street (HTFD 2010)
- Albany Ave (CIP) FY09-11
- Broad Street, Capitol Ave, & Washington St, Frog Hollow (HTFD 2000 NRZ Plan)
- Capitol Ave, SODO (HTFD 2000)
- Wethersfield Ave, Southend (HTFD 2000)
- Maple Ave, Barry Square (NRZ Plan)
- Lyme St & Holcomb St, Blue Hills (NRZ Plan)
- New Park Ave, Park St, Capitol Ave, Arbor St, & Bartholomew Ave, Parkville (HTFD 2000, NRZ Plan)
- Around the Colt Complex, Sheldon/Charter Oak (NRZ Plan)
- Franklin Avenue

GOAL 2: Employ traffic calming techniques in identified locations.

- Park Terrace, Putnam St, Frog Hollow (HTFD 2000)
- Babcock, Lawrence, Putnam Heights, Putnam & Mortson Streets, Frog Hollow (Mayor's Neighborhood Improvement Action Plan)
- Various Intersections in Frog Hollow (HTFD 2000)
- Warrenton/South Whitney, West End (HTFD 2000)
- Wawarme Ave, Wyllys St & Charter Oak Ave, Sheldon/Charter Oak (NRZ Plan)
- Niles St & Laurel St, Asylum Hill (NRZ Plan)
- Around Achievement First and Rawson Schools & Ridgefield Ave (Blue Hills NRZ)

GOAL 3: Complete neighborhood projects as identified in this chapter and in the adopted NRZ and neighborhood plans, the Hartford 2010 plan, the Hartford 2000 plan, and the Capital Improvement Program.